

BLOCK 2 LOT 4
IN OR 1706/222
EGAN MEADOWS 1 PB 3/45

STEPHENSON ROBERT R
4 NORTH 14TH PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0002-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	06	BD/BATTEN 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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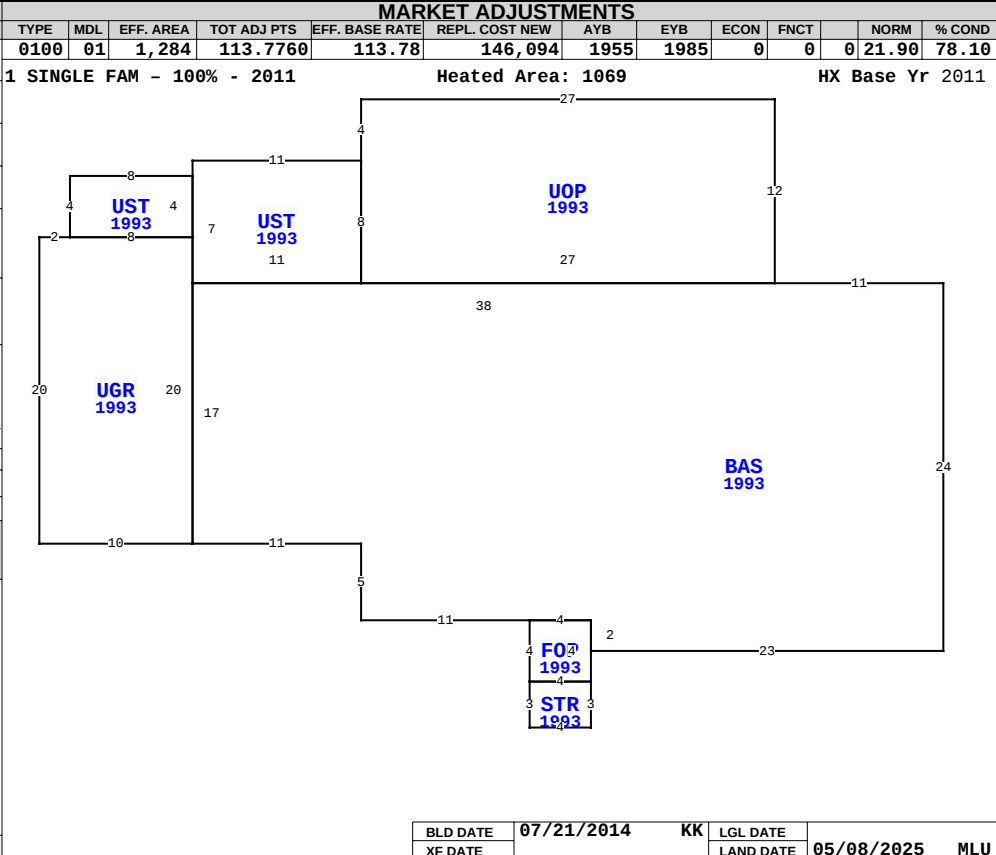
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,069	100	1993	1,069	94,994
FOP	16	30	1993	5	444
STR	12	10	1993	1	89
UGR	200	45	1993	90	7,997
UOP	324	20	1993	65	5,776
UST	32	45	1993	14	1,244
UST	88	45	1993	40	3,554

TOTALS	1,741			1,284	114,099
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	70	8	560.00	SF	6.50
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	60.00	135.00	1.00



A N 14TH PL, FERNANDINA BEACH				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
560.00	SF	6.50	6.50	100	1984	1984	3	41	1,492	
54.00	SF	6.50	6.50	100	1984	1984	3	41	144	
120.00	SF	30.00	30.00	100	1996	1996	3	20	720	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									2
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					114,099				
TOTAL MARKET OB/XF VALUE					2,356				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					296,455				
SOH/AGL Deduction					200,924				
ASSESSED VALUE					95,531				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					44,809				
TOTAL JUST VALUE					296,455				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					286,494				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052660	REPAIR/RRF	3,000	09/19/2005
3650B	N/A	2,500	04/01/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2248/426	1/08/2019	FJ	U	I	11		0
GRANTOR: CLERK OF COURT							
GRANTEE: STEPHENSON ROBERT R							
1706/0222	10/22/2010	WD	U	I	11	101,400	
GRANTOR: GOSSETT SEAN							
GRANTEE: STEPHENSON ROBERT R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 UOP=[YR=1993] N12W27S4 UST=[YR=1993] W11S1 UST=[YR=1993] W8S4 UGR=[YR=1993] W2 S20E10N20W8\$ E8N4\$ S7E11N8\$S8E27\$W38S17E11S5E11 FOP=[YR=1993] S4 STR=[YR=1993] S3E4N3W4\$ E4N4W4\$ E4S2E23N24\$.									